



## HISTORIC PRESERVATION COMMISSION AGENDA

A public hearing will be held by the Historic Preservation Commission of the City of Dothan, Alabama, on **Thursday, May 9, 2019 at 4:00 p.m.**, in the City Commission Chambers, 126 North St. Andrews Street, Room 203, of the Roy L. Driggers Municipal Building (Civic Center).

The Historic Preservation Committee has a preliminary meeting to review the agenda with the Planning Staff on Wednesday, May 8, 2019 at 1:00 p.m., in the **Public Works Conference Room, third floor of the Civic Center Room 305.** This meeting is also open to the public.

The following items will be reviewed at the meeting:

1. **Roll Call:** Chair, Wes Grant\_\_\_ Vice-Chair, Michael Jackson\_\_\_ Bart Liddon\_\_\_ Jon Smith\_\_\_ Seaborn Wood IV\_\_\_ Pete McInish\_\_\_ Bay Chapman\_\_\_ Ruby Harris\_\_\_ Michael Riddle\_\_\_
2. **Approval of Agenda**
3. **Approval of April 11, 2019 Meeting Minutes**
4. **Disclosure of ex parte contact**

### **Old Business**

**None.**

### **New Business**

5. **HPC-19-0150:** Certificate of Appropriateness request – Addition of green space, fence and covered porch – Property located at 151 N Foster Street – B-1 District – Laura Barnard, KBC represented by Andrews Gosselin.
6. **HPC-19-0151:** Certificate of Appropriateness request- Demolition and removal of structure – Property located at 101 E Crawford – B-1 District – City of Dothan.
7. **Committee Updates:**
  - **Design Guideline**
  - **Commercial District and DOD Boundary**
8. **Discussion**
9. **Adjourn.**

*Anyone interested in any item listed on this agenda is encouraged to contact the Planning and Development Office at 615-4410 for further information.*

**HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
APRIL 11, 2019  
DOTHAN, ALABAMA**

The Historic Preservation Commission (HPC) held a meeting on **Thursday, April 11, 2019, at 4:00 p.m.**, in the Board Room, 126 North St. Andrews Street, on the second floor of the Roy L. Driggers Municipal Building (Civic Center).

Chair Grant brought the meeting to order at 4:05 PM.

- 1. Members Present:** Chair, Wes Grant, Vice-Chair Michael Jackson, Bart Liddon, Jon Smith, Bay Chapman, and Pete McInish.

**Members absent:** Jon Smith, Seaborn Wood IV, Ruby Harris, and Michael Riddle

**Others Present:** Todd McDonald, AICP, Planning Director; Anthony Vallone, Planner I; Stacey Livingston, Business Services Manager; and, Theresa Eddy, Secretary

- 2. Approval of Agenda**

Chair Grant asked Mr. Vallone if there were any changes to the agenda and Mr. Vallone stated that there was none. **Mr. Liddon made a motion to approve the agenda, Mr. McInish seconded, and the motion carried.**

- 3. Approval of March 14, 2019 Meeting Minutes**

**Mr. McInish made a motion to approve the minutes as presented, Mr. Jackson seconded, and the motion carried.**

- 4. Disclosure of ex parte contact – None.**

**Old Business**

**None.**

**New Business**

**HPC-19-0083: Request approval of a Certificate of Appropriateness for two logos painted on the brick, located at 308 N St Andrews St., B-1 District, The Plant represented by Alan Clark. Mr. Alan Clark and Mr. Deavours Clark addressed the commission. Mr. Alan Clark explained that he was the owner of DSI and that business afforded The Plant so they wanted to honor that with a logo sign for the May 17, 50<sup>th</sup>-year-anniversary party and was not aware that it was a violation until they received a phone call from the City.**

Mr. Vallone stated that Mr. Clark was requesting approval on two signs that were painted onto the building and one temporary sign. Mr. Clark explained that the signs were on, what he believed, to be the back of the building.

The signs in violation were;

- a. The Plant Logo sign. The size was correct, however, it was painted on the brick leaving the building in question of contributing status and causing the old brick possible moisture problems from lack of breathability.
- b. The DSI Sign, seen as an advertising sign and even though the size is correct, it was painted onto the old brick leaving future problems such as contributing status and the fact that the business is not located on premise.
- c. A temporary sign on the chain link fence – did not have a permit.

Mr. Vallone explained that by having these signs it could cause the owner to lose contributing status, therefore jeopardizing any grant opportunities or tax credits.. Chair Grant explained that if not done correctly, paint on the old bricks would not allow them to breathe and would deteriorate, causing problems. Mr. McDonald affirmed that painting on old brick creates Design Violations and he acknowledged that there were other murals in town but have specific guidelines and processes in order to preserve the brick. Mr. Liddon stated that it had been done before and they could allow the signs to age and become “Ghost” signs. Ghost signs are signs left to fade on the walls, and Vice-Chair Jackson was in favor of that recommendation

Mr. Alan Clark stated that he did not intentionally do this and that he was not aware and sought counsel from the HPC as to what could be done. Mr. Deavours Clark stated that they will be filing for the license to have an office for DSI Security in The Plant building and will get a temporary sign permit. Ms. Chapman recommended that there be a timeline added to have the DSI Business on premise to have the DSI Sign in compliance. Chair Grant asked for a motion at this time. ***Vice-Chair Jackson made a motion to approve the Certificate of Appropriateness with the three (3) staff recommendations with the amendment that the DSI Security license be purchased within 2 weeks, Mr. Liddon seconded and then Ms. Chapman amended the motion that the DSI Security sign be allowed to fade as well, Mr. Liddon seconded, and the amendment carried, and then the motion carried.***

1. Approval of the “Plant” sign.
2. Approval of DSI sign to be brought into compliance based on the establishment of a business license and a physical presence that shall be established and maintained at 308 N. St. Andrews St. The license to be obtained within 2 weeks and the sign to be allowed to fade.
3. Approval of all temporary signs not to exceed 30 days.

**5. Committee Updates:**

- **Design Guideline**  
No update.
  
- **Commercial District and DOD Boundary**  
No update.

**6. Discussion**

**7. Adjourn.**

***Mr. McInish made a motion to adjourn, Mr. Liddon seconded, and the motion carried.  
The meeting adjourned at 4:50 p.m. The next meeting will be May 9, 2019.***

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Chairman Wes Grant

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Theresa Eddy, Secretary



**HISTORIC PRESERVATION COMMISSION (HPC)  
STAFF REPORT – May 9, 2019 MEETING  
CASE NUMBER: HPC-19-0150  
Case Manager: Anthony Vallone, Planner**

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**Summary of Information:**

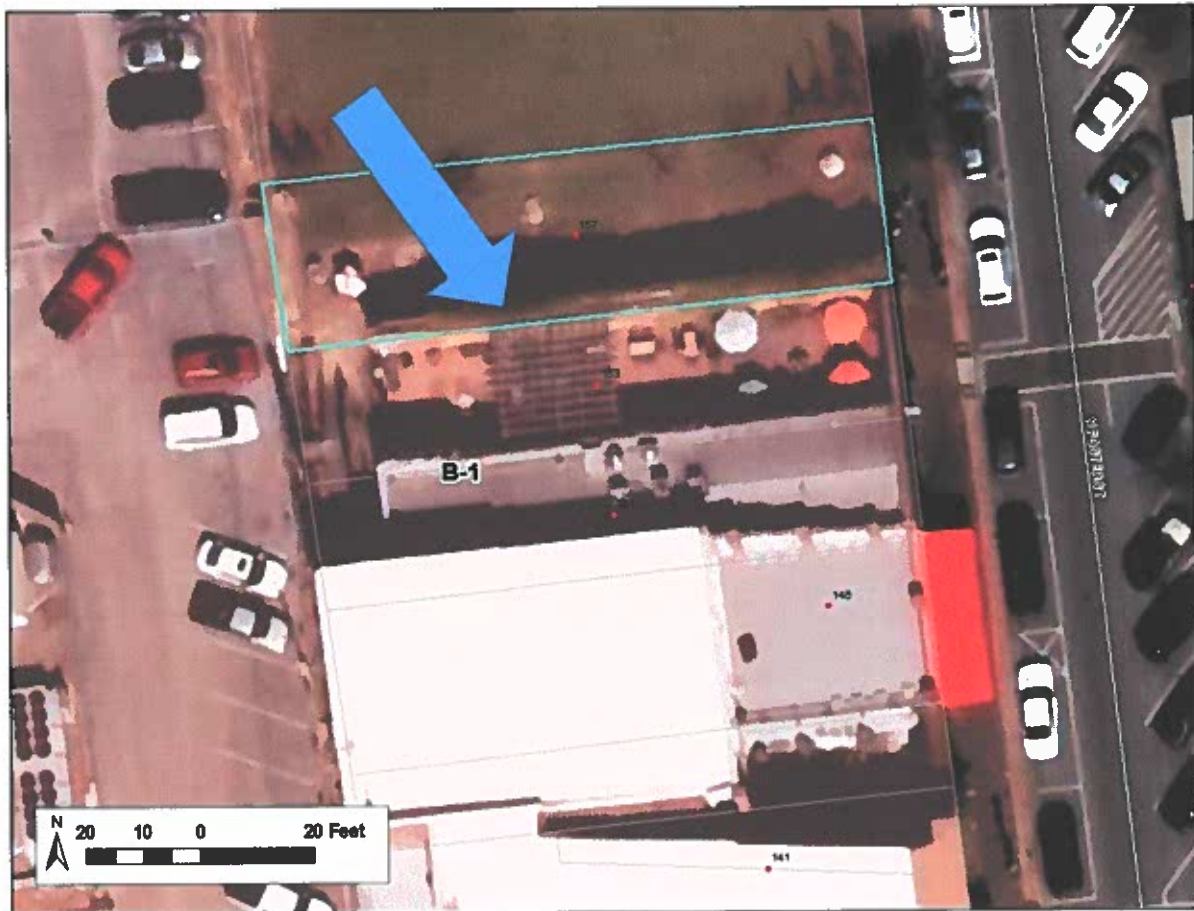
Property Location:	151 N. Foster St. (157 N. Foster St.)
Requested Action:	Exterior Green Space Fence & Covered Porch
Property Owner/Applicant:	Eagle Investments / Andrew Gosselin

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**Zoning/Land Use:**

EXISTING LAND USE - SUBJECT HISTORIC BUILDING – ENTERTAINMENT VENUE  
ZONING DISTRICT - SUBJECT B-1 (CENTRAL BUSINESS DISTRICT)  
HISTORICAL DISTRICT: DOWNTOWN HISTORIC DISTRICT  
DOWNTOWN OVERLAY DISTRICT: DOD  
DOD SUB DISTRICT: HISTORIC CORE/GOVERNMENT HC/G

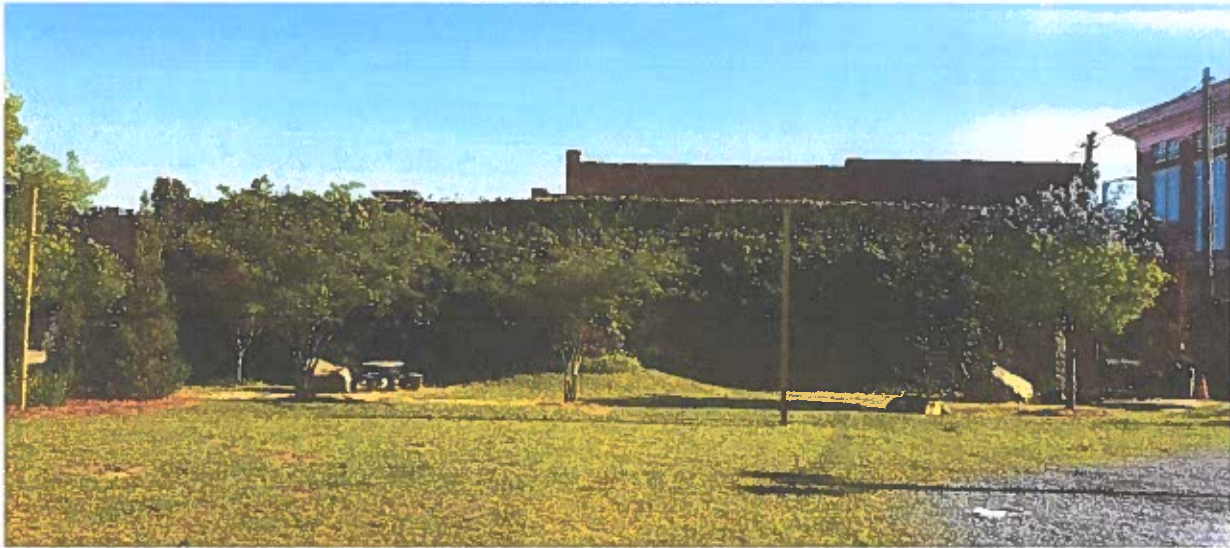
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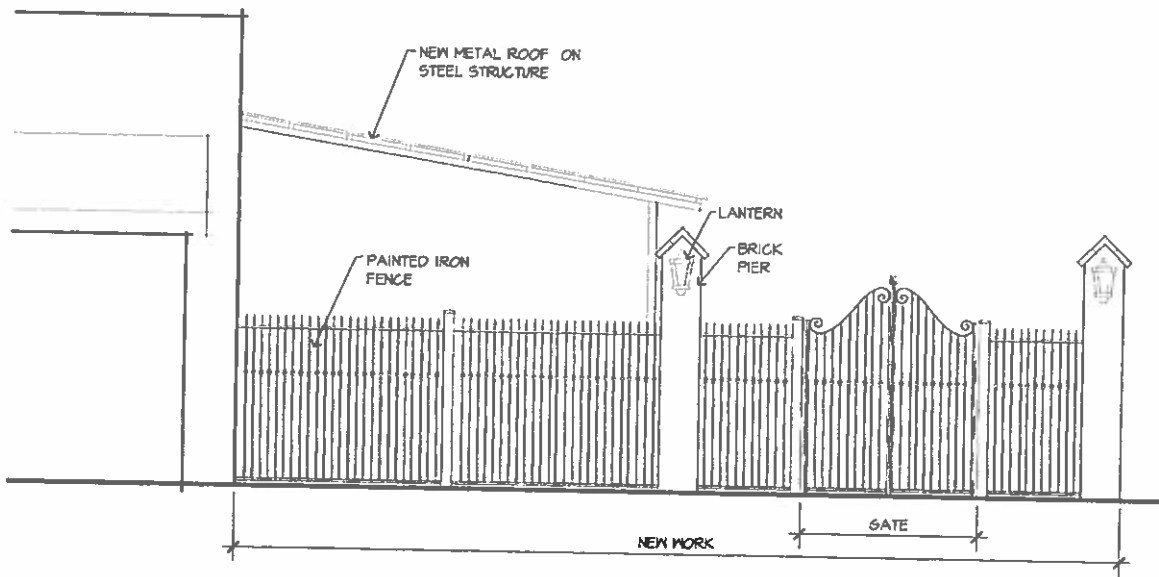


## VICINITY & AERIAL

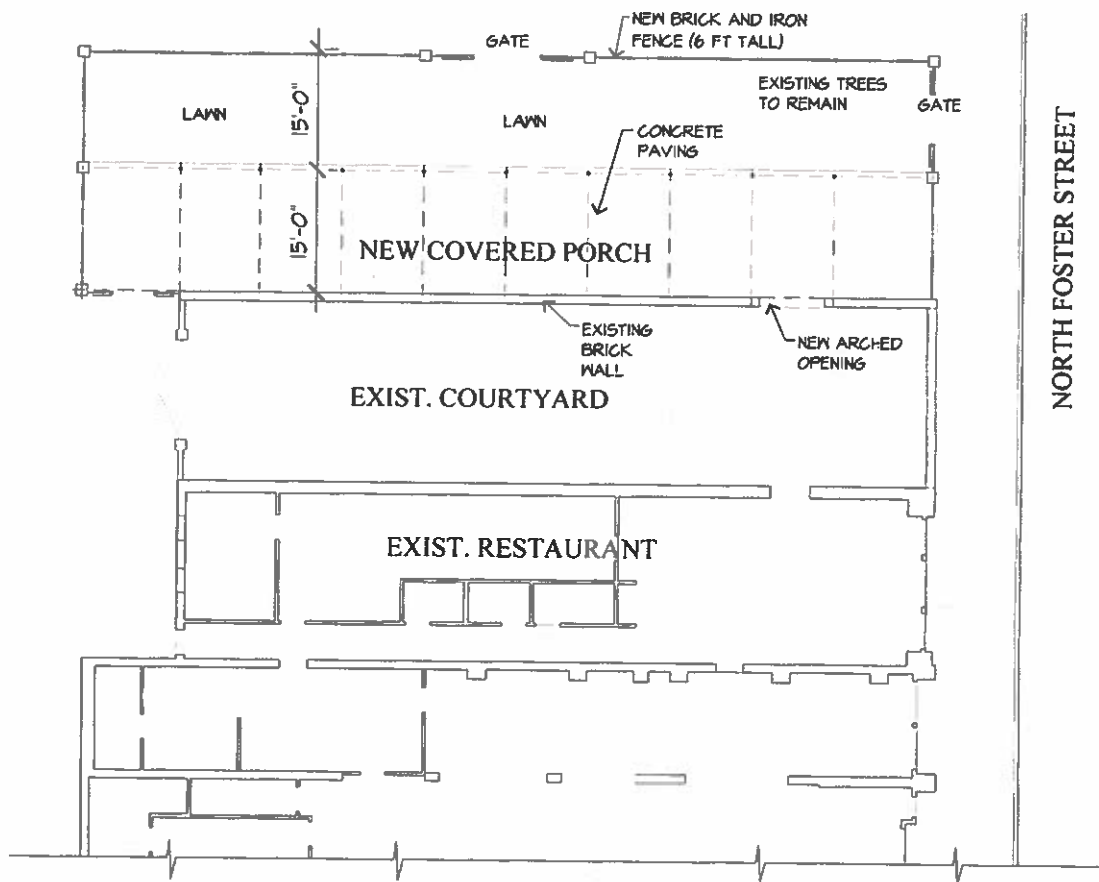
**General Discussion and Findings of Fact:** The subject property consists of green space adjacent to the KBC Restaurant open-seating area located at 153 N. Foster St.

The applicant proposes an addition of public seating space for the restaurant to include a covered porch area and iron fence panels as depicted. Steel porch framing and fencing shall be painted black. Brick at the piers shall match the existing brick wall adjacent to the outdoor eating space. It is unclear if the trees and landscaping will be removed from the area under the canopy. The applicant may have more information on what will be removed or retained.

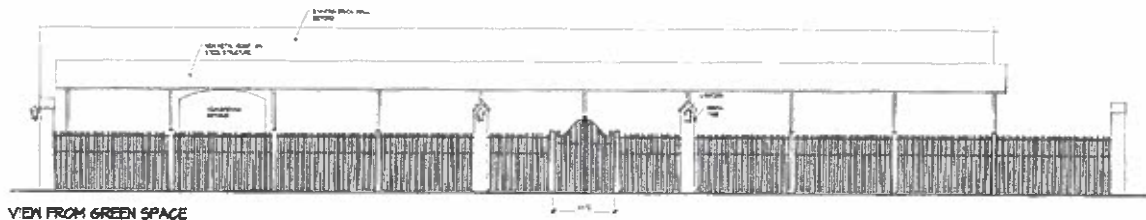




VIEW FROM NORTH FOSTER STREET



## SITE PLAN





**U.S. Secretary of the Interior Standards: *Meets standards.***

**Downtown Design Guidelines: *Meets guidelines.***

**FACADES AND STOREFRONTS:**

1. **Masonry: Brick, Stone, Terra Cotta, Concrete, Stucco and Mortar.**
  - (a) Masonry that is unpainted shall be kept clean and in good repair, with no loose or extraneous elements adhering. Any patching to a masonry surface must be in keeping with the material and color, resembling the original as closely as possible, and, in the case of patches to brickwork, should match the original bonding and pointing.
  - (b) A historically unpainted masonry surface shall not be painted. Exceptions to this may be in the case of side or rear walls that have uneven color or texture due to removal of party walls, previous patching, or other visually disparate elements. In approved exception cases, paint on masonry shall match the color of the unpainted portions of the building as closely as possible.

**Approval Process:** Because the property is located in an Historic District, approval of the Historic Preservation Commission (HPC) is required.

**Conclusion:**

If the Commission chooses to grant a Certificate of Appropriateness per Section 50-97(c)(1) of the Historic Preservation Ordinance, it may do so with the conditions as outlined in Section 50-98., "Compliance" of the Dothan City Code. Staff recommends the following elements are addressed in your approval:

1. ***Approval of Green Space, Fence, and Covered Porch area as presented.***



The City of Dothan  
**Department of Planning and  
Development**

*Todd L. McDonald, AICP  
Director*

*Frank Breaux, AICP  
Sr. Planner*

*Craig Walden  
Building Official*

P. O. BOX 2128  
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*Maurice Head,  
CDBG Administrator*

*Bob Wilkerson  
Long Range Planning*

*Reginald Frankfin  
Wiregrass MPO*

*Anthony Vallone  
Planner*

*Stacey Livingston  
Business Services Manager*

*Kim Vann  
Administrative Asst.*

## MEMORANDUM

**To:** Historic Preservation Commission (HPC)  
**From:** Anthony Vallone, City Planner  
**Date:** Friday, May 03, 2019  
**Re:** Demolition Request – HPC-19-0151

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Staff is requesting a Certificate of Appropriateness for the following address:

101 E Crawford St.



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126 North Saint Andrews Street, Dothan, Alabama 36303

*Planning, Zoning, CDBG, Wiregrass MPO, Permits & Inspections, Business Licenses*



**CITY OF DOTHAN**  
**Department of Planning and Development**  
**Permits and Inspections Division**

P. O. BOX 2128 · DOTHAN, ALABAMA 36302 · 334-615-4410 (o) · 334-615-4419 (f)

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*Todd L. McDonald, AICP, Director*

*Craig Walden, Building Official*

**DEMOLITION REQUEST**

Date 4/15/2019

101 E. Crawford St.

**RE: Building Demo - 101 E. Crawford St.**

Dear Historic Preservation Commission,

Upon inspection of the above referenced property on 4/15/2019, it was determined that the building has deteriorated and is missing significant structural components (roof) that make it a potential danger to the public. The building is currently unsecure allowing unauthorized use for habitation.

According to Anthony Vallone in the Land Development Division, while the building is located in the Downtown Historic District, it is not listed on the National Register inventory.

**Corrective Action Requested:**

**Removal of the structure**

The City of Dothan appreciates your cooperation in resolving this matter. Please contact the Planning and Development Department (334-615-4450) if you have questions or if you need additional information.

Sincerely,

A handwritten signature in cursive script that reads "Craig Walden".

Craig Walden,  
Building Official